

COMMENTS/QUESTIONS
RECEIVED FROM
WORKSHOPS ON PROPOSED
DRAFT BEACH REGULATIONS

June 10, 2015

Building Line

- Question: (Section 2.11.1) –
What is “long term?” 2 years?
5, 20, 30?

Building Line

- Question: Definition of “Building Line” – Does Rehoboth have natural or artificial dunes (boardwalk clause)?

Notification

- Question: Is DNREC required to directly notify everyone that is affected by the Regulations?

Stewardship

- Comment: Since the name of the Division has changed, Stewardship should be defined as the careful and responsible management of something entrusted to one's care.

Prohibited Activities

- Comment: Section 3.7 “Other Prohibited Activities” add the words “...or maintained...” to the sentence “... on any State-owned or maintained beach....” Is the State asking owners to give up certain private property rights without something in return which is contradictory to the Reasonable Person standard?
- Do we need to define “maintained” as used here?
- Question: Is it the same for both public and private beaches?

Rebuilding

- Definition of “Coastal Engineer Standards of Storm Protection”- it uses Rosemary St as the southernmost end of Prime Hook Beach (PHB).

Rebuilding

- I would like to know if these proposed regs. impair, constrict or limit our ability to build/re-build on our property.

Rebuilding

- Question: Section 3.1.1.2.1 (4-step process) speaks to decks on the landward property boundary. Can a deck still be constructed on the west side of a new structure, as long as it stays within the landward property boundary?

Rebuilding

- Question: If someone were to rebuild after a tear down or after a house is destroyed, what would be required in North Shores?

Rebuilding

- Question: How would this affect the Villas?

Rebuilding

- Question: Would it be possible that when someone was rebuilding a house that they could do the 4-step process, but rather than have to use the average square footage, be able to use the square footage of the pre-existing house?

Rebuilding

- If my house was constructed prior to the mapped building line and it is currently seaward of the DNREC Building Line and I wanted to raise it above flood levels and make modifications to it, would I have to go through the 4-step process use the existing footprint?

Rebuilding

- Is there a minimum # of properties to be used for the “smallest subset of lots?”

Decks

- Question: Can you still cantilever a deck seaward of the DNREC Building Line?

Decks

- Question: Is there a minimum to the # of properties that can be used for the average distance seaward of the DNREC Building Line?

Substantial Damage

- The definition for “Substantial Damage” conflicts with the definition that is required by FEMA to be in the floodplain ordinance.